140.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,106,200 / 1,106,200
					USE VALUE:	1,106,200 / 1,106,200
					ASSESSED:	1,106,200 / 1,106,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOLT GREGORY J
Owner 2:	MURPHY KRISTINE
Owner 3:	
Street 1:	73 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAZZOTTA ANTHONY D -
Owner 2:	-
Street 1:	49 BROOKS ROAD
Twn/City:	HARWICHPORT
St/Prov:	MA Cntry:
Postal:	02646

NARRATIVE DESCRIPTION

This parcel contains 5,527 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 4009 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5527.000	632,800	4,700	468,700	1,106,200
Total Card	0.127	632,800	4,700	468,700	1,106,200
Total Parcel	0.127	632,800	4,700	468,700	1,106,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 275.93 | /Parcel: 275.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 140.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	632,900	4700	5,527.	468,600	1,106,200	1,106,200	Year End Roll	12/18/2019
2019	104	FV	468,200	4700	5,527.	439,400	912,300	912,300	Year End Roll	1/3/2019
2018	104	FV	468,200	4700	5,527.	363,200	836,100	836,100	Year End Roll	12/20/2017
2017	104	FV	439,500	4700	5,527.	333,900	778,100	778,100	Year End Roll	1/3/2017
2016	104	FV	439,500	4700	5,527.	304,600	748,800	748,800	Year End	1/4/2016
2015	104	FV	392,300	4800	5,527.	298,800	695,900	695,900	Year End Roll	12/11/2014
2014	104	FV	392,300	4800	5,527.	277,700	674,800	674,800	Year End Roll	12/16/2013
2013	104	FV	407,900	4800	5,527.	264,200	676,900	676,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10829

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAZZOTTA ANTHON	33979-185		11/2/2001		525,000	No	No		
MAZZOTTA ANTHON	33339-153		7/30/2001	Family	1	No	No		
MAZZOTTA ANTHON	30739-477		10/6/1999	Family	1	No	No		
	15695-7		7/1/1984		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/2015	1406	Re-Roof	9,950		9/23/2015			Strip and re-roof.
9/24/2002	787	Add Bath	7,000	O		G4	GR FY04	ADD BATH TO ATTIC

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2015	Permit Insp	PC	PHIL C
11/11/2008	Meas/Inspect	345	PATRIOT
11/23/1999	Mailer Sent		
11/15/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5527		Sq. Ft.	Site		0	80.	1.06	9									468,650						468,700	

Total AC/HA: 0.12688 | Total SF/SM: 5527 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 468,650 | Spl Credit | Total: 468,700

PRINT

Date	Time
12/11/20	01:05:09

LAST REV

Date	Time
09/06/16	08:12:58

ekelly

User Acct / GIS Ref / GIS Ref / Insp Date

90065

11/11/08

!10829!

USER DEFINED

Prior Id # 1:	90065
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96474814
Const Adj.:	0.98745072
Adj $ / SQ:	161.949
Other Features:	140500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	777393
Depreciation:	144595
Depreciated Total:	632798

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
1	8	3	M
Totals			
2	14	5	

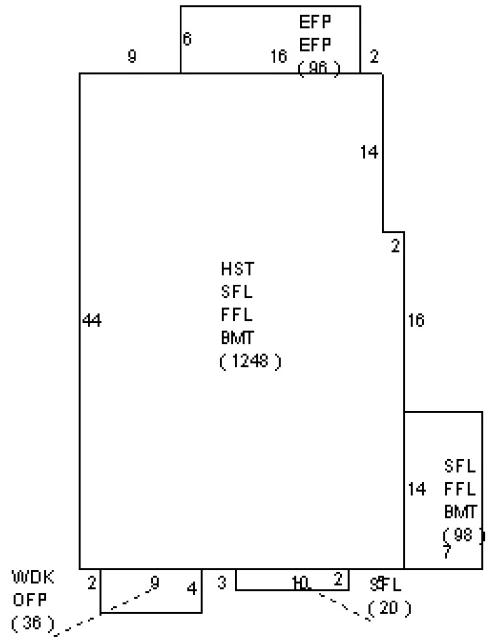
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	161.95
Special Features:	0	Val/Su Net:	127.94
Final Total:	632800	Val/Su SzAd	189.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,366	161.950	221,222
BMT	Basement	1,346	64.370	86,648
FFL	First Floor	1,346	161.950	217,983
HST	Half Story	624	161.950	101,056
EFP	Enclos Porch	192	40.890	7,850
OFP	Open Porch	36	43.450	1,564
WDK	Deck	36	15.800	569

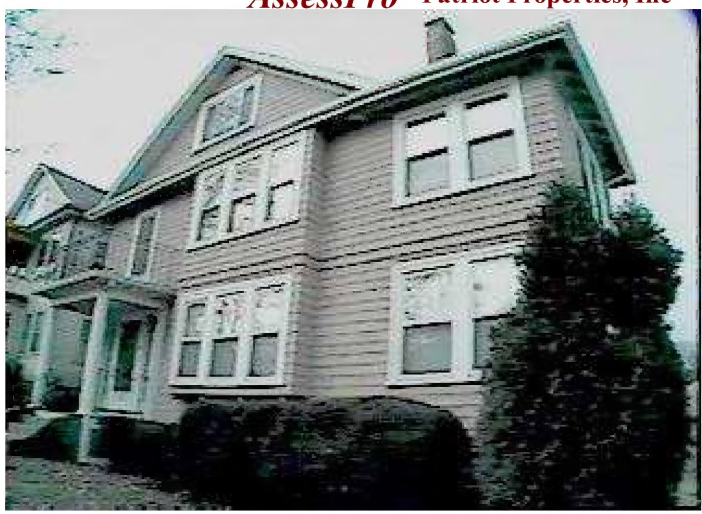
Net Sketched Area:	4,946	Total:	636,892
Size Ad	3336	Gross Are	5570	FinArea	4009
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

140.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	FR	1927	21.94	T	50	104			4,000			4,000
19	Patio	D	Y	1	12X16	G	AV	1980	5.25	T	31.2	104			700			700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700